Karen Johnson
Batch # 1228830
01/22/2025 01:36:17 PM
Fees: $32.00 Taxes: $0.00
Davidson County
DEEDQC
6 pgs
20250122-0005025

This Instrument Prepared By: David Johanson at 4414 Hector Ct Apt 8, Orlando, Florida 32822

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

David Johanson, not married, of Orlando, FL, USA, (the "Grantor"), for and in consideration of 10.00 Dollars , does hereby sell, remise, release, and convey, as well as quitclaims, unto Angel Johanson and Stephen Nesbitt as trustees of The David Alan Johanson Revocable Living Trust, dated January 17, 2025, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

3514 Gondola Dr, Antioch, TN 37013.

Being all or part of the same property described in the County Register's Deed book 6250, Page 423.

IN WITNESS WHEREOF the Grantor has executed this instrument this 17th day of January, 2025.

Signed in the presence of:

Witness signature

Witness name

David Johanson

Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Orange

Before me, Chetana Patel, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared David Johanson, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 17th day of January, 2025.

C Patel

Notary Public, the State of Florida

Notary Public State of Florida
Chetana Janak Patel
My Commission HH 419921
Expires 7/10/2027

County of Orange

My commission expires: 7/10/2027

Register's Fee $ _____

Mail Tax Notice to: David Johanson, 4414 Hector Ct Apt 8, Orlando, Florida 32822
Parcel Number: 150 03 0 252.00

prepared by Clayton Yee
3559 Gondola Dr.
Antioch, TN 37013

PICK-UP

RETURN TO: Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

Davidson County DEEDQC
Recvd: 10/14/03 10:17 2pgs
Fees:12.00 Taxes:0.00
[redacted]
20031014-0151911

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 19 day of June, 2003 (year),

by first party, Grantor, THOMAS McKINNEY, unmarried

whose post office address is 3514 GONDOLA DRIVE ANTIOCH TN 37013

to second party, Grantee, DAVID JOHANSON

whose post office address is 3514 GONDOLA DRIVE ANTIOCH TN 37013

WITNESSETH, That the said first party, for good consideration and for the sum of Five Dollars ($ 5.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN to wit:

3514 GONDOLA DRIVE ANTIOCH, TN 37013
TENNESSEE

Land in Davidson County, Tennessee, being Lot No. 110-A, Zone Lot Division of Lots 109 thru 114, Chelsea of Priest Lake, Section 2-A, as of record in Book 6250, Page 423, amended in Book 6900, Page 142, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Tax I.D. No. 150-03-0-252.00

Being the same property conveyed to Thomas McKinney, unmarried, herein by Warranty Deed dated April 24, 2003 filed for record April 30, 2003 at Instrument No. 20030430-0057879, in the Register's Office of Davidson County, Tennessee.

ZBHH (1) Rev. 4/99

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Thomas McKinney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Oct 2003.

M McBee
Deputy Register

0 53926 20040 5

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 .

Affiant

Subscribed and sworn before me, this 22 day of January, 2025.

Notary

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY